018.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,124,000	/	1,124,000
USE VALUE:	1,124,000	/	1,124,000
ASSESSED:	1,124,000	/	1,124,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIECZA DANIEL O &
Owner 2:	SPIESEL SIRRI S
Owner 3:	
Street 1:	65 PRINCETON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORREDERA RICHARD/SANDY -
Owner 2:	-
Street 1:	65 PRINCETON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 3282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6725.000	595,500		528,500	1,124,000
Total Card	0.154	595,500		528,500	1,124,000
Total Parcel	0.154	595,500		528,500	1,124,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.53 | /Parcel: 342.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13121

GIS Ref

GIS Ref

Insp Date 02/03/09

!1560!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 018.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	595,500	0	6,725.	528,500	1,124,000		Year end	12/23/2021
2021	101	FV	561,400	0	6,725.	528,500	1,089,900		Year End Roll	12/10/2020
2020	101	FV	561,400	0	6,725.	528,500	1,089,900	1,089,900	Year End Roll	12/18/2019
2019	101	FV	421,500	0	6,725.	683,900	1,105,400	1,105,400	Year End Roll	1/3/2019
2018	101	FV	421,500	0	6,725.	435,200	856,700	856,700	Year End Roll	12/20/2017
2017	101	FV	365,700	0	6,725.	397,900	763,600	763,600	Year End Roll	1/3/2017
2016	101	FV	349,700	0	6,725.	323,300	673,000	673,000	Year End	1/4/2016
2015	101	FV	335,600	0	6,725.	323,300	658,900	658,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:11:07

LAST REV

Date	Time
06/08/21	15:35:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORREDERA RICHA	1476-137		8/7/2015		845,000	No	No		
GLYNN BRIAN/LIS	1350-41		2/15/2008		603,000	No	No		
PIAZZA MARILYN/	1239-20		6/25/2001		539,900	No	No	4	
CAMMON RICHARD	1226-23		8/21/2000	Family	1	No	No	4	
	997-108		5/1/1985		100	No	No		A

USER DEFINED

Prior Id # 1:	13121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	926	Wood Dec	20,000	C				
3/5/2020	326		54,000					
3/31/2017	349	Heat App	18,500	O				
11/28/2016	1460	Addition	180,000	O				addit - fam rm + m
12/3/2010	2364	Manual	7,000					STORAGE RM IN BMT
5/31/2005	435	Wood Dec	5,600					
4/2/1999	162	Manual	5,150					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2017	Permit Visit	DGM	D Mann
3/30/2017	Permit Visit	DGM	D Mann
4/28/2016	Sales Review	PT	Paul T
2/3/2009	Meas/Inspect	189	PATRIOT
10/20/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6725		Sq. Ft.	Site		0	85.	0.92	2									528,490						528,500	

Total AC/HA:	0.15438	Total SF/SM:	6725	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	528,490	Spl Credit		Total:	528,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04252338
Const Adj.:	0.99989998
Adj $ / SQ:	135.515
Other Features:	106151
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624261
Depreciation:	28716
Depreciated Total:	595545

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

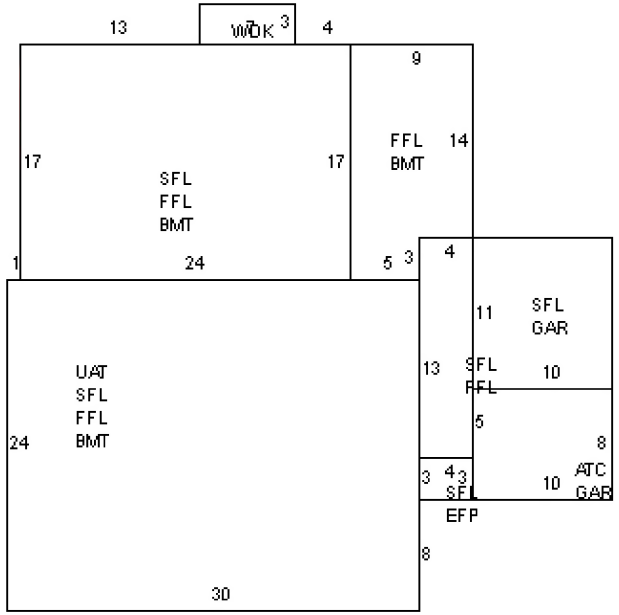
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.07
Special Features:	0	Val/Su Net:	136.99
Final Total:	595500	Val/Su SzAd	222.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,333	135.510	180,641
SFL	Second Floor	1,314	135.510	178,066
BMT	Basement	1,269	65.050	82,545
GAR	Garage	190	28.160	5,349
UAT	Upper Attic	180	54.210	9,757
ATC	Attic	28	135.510	3,794
WDK	Deck	21	16.000	336
EFP	Enclos Porch	12	72.590	871
	Net Sketched Area:	4,347	Total:	461,359

Size Ad	2675	Gross Area	4939	FinArea	3282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	